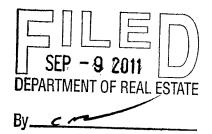
Department of Real Estate 320 West Fourth St. #350 Los Angeles, CA 90013

(213) 576-6982



BEFORE THE DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

* * * *

To:

No. H-37516 LA

STEVE Z. KESSEDJIAN and
MARIE TESS VENEGAS, aka Tess Venegas, of the description of the

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of the activities of STEVE Z. KESSEDJIAN ("KESSEDJIAN") and MARIE TESS VENEGAS, aka Tess Venegas, dba Loan Modification Doctor ("VENEGAS"). Based on that investigation, the Commissioner has determined that KESSEDJIAN and VENEGAS have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code"), including acting in the capacity of, advertising or assuming to act as a real estate broker in the State of California within the meaning of Code Section 10131(d) (advertising, soliciting borrowers for, and offering to perform services for borrowers on loans secured by real property). Based on that investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to KESSEDJIAN and/or VENEGAS, together doing business as Loan Modification Doctors, those acts are alleged to have been done by those individuals using fictitious business names, acting by themselves, or by and /or through one or more agents, associates, affiliates and/or co-conspirators, including but not limited to the individuals herein named.

FINDINGS OF FACT

- 1. KESSEDJIAN is not currently licensed by the Department in any capacity. Between November 12, 1997 and September 29, 2005, KESSEDJIAN was licensed as a real estate broker. His real estate broker license was revoked by the Department on September 29, 2005 in Department Case No. H-30078 LA. At all times relevant herein, KESSEDJIAN's address of record with the Department was and is 4847 La Montana Circle, Tarzana, CA 91356.
- 2. VENEGAS is not now and has never been licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker or as a salesperson employed by a real estate broker.
- Loan Modification Doctor is not and has never been a business entity or fictitious business name licensed by The Department.
- 4. On or about October 26, 2009, VENEGAS filed a Fictitious Business Name Statement with the Los Angeles County Clerk's Office declaring that she was doing business as Loan Modification Doctor, with a principal place of business located at 27 Champion Place, Alhambra, CA 91801.
- 5. The parties and entities listed above also have advertised and engaged in activities requiring a real estate license in California under the following unlicensed business names: Loan Modification Doctor, Loan Modifications, and www.getridofmy2nd.com.
- 6. Beginning at a time on or before November 18, 2009, VENEGAS and KESSEDJIAN, dba Loan Modification Doctor and dba Loan Modifications, operated a website on the internet, www.getridofmy2nd.coms, through which they advertised, solicited and offered loan services to consumers, including services to assist them in negotiating with lenders and

avoid foreclosure and adjust the terms of their mortgage loans.

7. On or about November 18, 2009, VENEGAS sent a solicitation on Loan Modification Doctor letterhead to Willie D., offering to provide assistance in modifying the terms of mortgage loans for an up front fee. The correspondence included a solicitation letter and a loan modification contract, both of which were on Loan Modification Doctor letterhead, with the address of 4847 La Montana Circle, Tarzana, CA 91356. VENEGAS also sent Willie D. business cards and contact information for her at Loan Modification Doctor, with the address on La Montana in Tarzana, as well as addresses at 18372 Ventura Boulevard, Suite 545, Tarzana, CA 91356 and at 27 Champion Place, Alhambra, CA 91801.

- 8. On or about November 22, 2009, Willie D. sent VENEGAS a check for \$1,000.00 as an initial payment for loan modification services. He was subsequently in contact with VENEGAS and KESSEDJIAN to find out about the status of his loan modification and the services they purported to provide. KESSEDJIAN made numerous demands, in telephone calls and in writing, for the balance on the advance fees Loan Modification Doctor was charging. No services were ever provided to Willie D. and his money has not been refunded.
- 9. Neither VENEGAS nor KESSEDJIAN have responded to inquiries from the Department.

CONCLUSIONS OF LAW

The conduct, acts and/or omissions of STEVE Z. KESSEDJIAN and MARIE TESS VENEGAS, dba Loan Modification Doctors, as set forth in the Findings of Fact above, when not licensed by the Department as real estate brokers or as salespersons employed by real estate brokers licensed by the Department, are in violation of Code Section 10130.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein,
STEVE Z. KESSEDJIAN and MARIE TESS VENEGAS, whether doing business under your
own names, or any other names, or fictitious names, ARE HEREBY ORDERED to
immediately desist and refrain from activities requiring a real estate broker license, including:

1 2 3 4 5 6 7 DATED: _____ 9/ 8 9 10 11 12 13 14 15 16 (\$60,000)." 17 cc: Steve Z. Kessedjian 4847 La Montana Circle 18 Tarzana, CA 91356 19 Marie Tess Venegas 20 27 Champion Place 21 Alhambra, CA 91801 22 Marie Tess Venegas 23 4847 La Montana Circle 24 Tarzana, CA 91356 25 Marie Tess Venegas

(i) soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, and

(ii) charging, demanding, or collecting a fee for any of the services you offer to others, unless and until you obtain a real estate broker license issued by the Department, and until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full compliance with all of the requirements of the Code and Commissioner's Regulations relating to charging, collecting, and accounting for fees.

BARBARA J. BIGBY Acting Real Estate Commissioner

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars

dba Loan Modification Doctor

dba Loan Modification Doctor

dba Loan Modification Doctor 18375 Ventura Blvd., Suite 545 Tarzana, CA 91356

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